

RENTON CITY COUNCIL  
Regular Meeting

December 3, 2001  
Monday, 7:30 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

TONI NELSON, Council President Pro Tem; RANDY CORMAN; DON PERSSON; KING PARKER; TERRI BRIERE; KATHY KEOLKER-WHEELER.

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBER DAN CLAWSON. CARRIED.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; VICTORIA RUNKLE, Finance & Information Services Administrator; SUE CARLSON, Economic Development Administrator; ALEX PIETSCH, Economic Development Director; NORMA MCQUILLER, Neighborhood Coordinator; NEIL WATTS, Development Services Director; REBECCA LIND, Principal Planner; TOM BOYNS, Property Services Supervisor; GEORGE STAHL, Maintenance Services Supervisor; DEREK TODD, Assistant to the CAO; CHIEF LEE WHEELER, Fire Department; COMMANDER FLOYD ELDRIDGE, Police Department.

**PROCLAMATIONS**  
Free Enterprise Month –  
December, 2001

A proclamation by Mayor Tanner was read declaring the month of December, 2001, to be "Free Enterprise Month" in the City of Renton, and encouraging all citizens to believe in the principles and values of free enterprise and seek to deepen their understanding of and appreciation for the American Free Enterprise System. MOVED BY CORMAN, SECONDED BY PARKER, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Hazen High School student Andreas Twete accepted the proclamation.

Student Involvement Month –  
December, 2001

A proclamation by Mayor Tanner was read declaring the month of December, 2001, to be "Student Involvement Month" in the City of Renton, and encouraging all students to take part in school activities. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Hazen High School Students Tamara Homola and Sherein Idkeidek accepted the proclamation.

**SPECIAL  
PRESENTATIONS**  
EDNSP: 2001 Neighborhood  
Grant Program Awards

Norma McQuiller, Neighborhood Coordinator, presented the 2001 Neighborhood Grant Awards to representatives of the Kennydale Neighborhood Association, Valley View Homeowners Association and Steeplechase Hills Homeowners Association.

Public Works: George Stahl  
Recognition for Assisting with  
Neighborhood Picnic Program

Mayor Tanner presented a plaque to George Stahl, Maintenance Services Supervisor, in recognition of his cooking services at the neighborhood picnics, and he expressed his appreciation for Mr. Stahl's assistance. Councilwoman Keolker-Wheeler pointed out that Mr. Stahl assisted the Neighborhood Picnic Program on his own time and was not paid by the City.

**PUBLIC HEARINGS**

Vacation: Lyons Ave NE  
between NE 2nd & NE 4th,  
Conner Homes (VAC-01-004)

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner reopened the public hearing continued from November 26, 2001, to consider the petition for street vacation for portions of Lyons Ave. NE, between NE 2nd and NE 4th Streets; Petitioner, Conner Homes (VAC-01-004).

Tom Boyns, Property Services Supervisor, stated that the purpose of the street vacation request is to enable the petitioner to reconfigure existing right-of-way segments consistent with the required alternative right-of-way widths and alignments proposed in the Johnson-Loken preliminary plat application (PP-01-122). He explained that a portion of the right-of-way included in this petition was dedicated in the plat of Black Loam Acre Tracts more than 25 years ago and was never developed. Referring to a map, Mr. Boyns described the property to be vacated, saying that some portions of the property are parts of lots. By dedicating more right-of-way than the petitioner is asking to be vacated, it allows the petitioner to continue with the preliminary plat process.

Mr. Boyns reported that review of the vacation proposal by City staff and outside agencies has resulted in the recommendation to approve the vacation; but that the ordinance approving the vacation not be presented until the following conditions are met:

- A utility easement be retained over the portion of right-of-way vacated in Lyons Ave. NE, northerly of NE 3rd St.
- The northeast corner of the intersection of NE 3rd St. and the remainder of Lyons Ave. NE be rounded with a radius of 25 feet as requested by the Transportation Systems Division. Also requested, is the removal of the portion adjacent to the proposed Lot 21 from the proposed street vacation, thereby retaining 51 feet of right-of-way.
- An agreement be reached between the Economic Development, Neighborhoods and Strategic Planning Department and the petitioner regarding pedestrian linkages and any necessary documentation or plat amendments to accommodate the linkages.
- The proposed vacation be reviewed by Puget Sound Energy to determine its needs for any easements in the subject area.

Responding to Councilwoman Keolker-Wheeler's inquiry regarding surface water drainage concerns, Mr. Boyns explained that the Surface Water Utility Division has reached an agreement with the developer as a requirement of the preliminary plat for the conveyance of upstream drainage through the project site.

Stating that locating pedestrian access routes behind houses often becomes a nuisance and the routes may be used as criminal areas, Councilman Persson recommended that staff involve the Police Department in discussions relating to the installation of pedestrian linkages.

Public comment was invited.

John Skochdopole, Conner Homes Company, 846 108th Ave. NE, Bellevue, 98004, said that he had no problems with the conditions as stated except for the condition that the area adjacent to Lot 21 be removed from the vacation and be left as right-of-way. Explaining that even after meeting with City staff several

times, and indicating that the preliminary plat project plans have been prepared, Mr. Skochdopole stated that the plat is approved for 42 feet of right-of-way with curbs and sidewalks and asked why the City wants right-of-way that will never be used adjacent to Lot 21. Planning/Building/Public Works Administrator Gregg Zimmerman acknowledged the desire of the City to preserve a minimum of 50 foot right-of-way through this section; however, he will investigate the matter further to discover the reasons why this condition was recommended.

Mr. Skochdopole advised that the legal description for the proposed vacation may have to be modified due to another street vacation request to the north of the site; and the matter concerning pedestrian linkages still needs to be determined.

There being no further public comment, it was **MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONTINUE THE PUBLIC HEARING UNTIL UNRESOLVED ISSUES ARE DETERMINED. CARRIED.**

Vacation: NW 5th St (Rainier to 91st), Chang Brothers & Miller (VAC-01-005)

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner reopened the public hearing continued from November 26, 2001, to consider the street vacation petition for a portion of NW 5th St. from Rainier Ave. N. to 91st Ave. S.; Petitioners, Chang Brothers, Inc. and Wayne and Debra Miller (VAC-01-005).

Tom Boyns, Property Services Supervisor, explained that the purpose of the vacation request is to enable the petitioner to continue the existing use of the property as parking for their business and enable further economic development. He described the area to be vacated and reported that the petitioners represent approximately 93 percent of the frontage along the right-of-way under this petition, and although the only other abutting property owner was informed of the public hearing, the City has had no contact with her.

In conclusion, Mr. Boyns stated that there are no pedestrian or vehicular access issues associated with the proposed street vacation, and he said that after reviewing the proposal, City departments and outside agencies have no objections. Therefore, staff recommends approval of the street vacation request.

Responding to Council inquiry, Mr. Boyns confirmed that there are plans to open a restaurant on the property, and that no property would be landlocked or restricted from access to a public street as a result of this vacation.

Public comment was invited.

Peter Chang, 6301 204th Dr. NE, Redmond, 98053, explained that after he purchased the property for his restaurant, he found out that he had not purchased as much land as he thought he had, which is the property in question now. Describing the type of restaurant he plans on opening and the positive effects it will have on the community, Mr. Chang urged the Council to approve the vacation request.

Scott Missall, 999 3rd Ave., Suite 3000, Seattle, 98104, attorney for Mr. Chang, expressed concern regarding the revenue flow for the restaurant project, and encouraged Council to approve the vacation request and set compensation for the property not to exceed one-half the appraised value.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE VACATION AND SET COMPENSATION AT ONE-HALF THE APPRAISED PROPERTY VALUE. CARRIED.

## ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2001 and beyond. Items noted included:

- ✧ The 8th Annual Holiday Tree Lighting festivities will take place on Saturday, December 8th, from 5:00 to 6:30 p.m. at the downtown Piazza Park, located at S. 3rd St. and Logan Ave. S.
- ✧ On Monday, December 3rd, the Development Services Division placed in operation an interactive voice response system for building department permits and inspections. The phone number is 425-430-7202, and the system operates 24 hours per day, 7 days per week, and enables customers to schedule and cancel inspections and obtain inspection results.
- ✧ The volunteer recognition lunch for Police Department volunteers will be held on December 12th to commemorate the extraordinary amount of hours the volunteers contribute each year.
- ✧ Puget Sound Energy (PSE) is applying to the Washington Utilities and Transportation Commission (WUTC) for approval of a 14.5% electrical rate increase and a 2.5% natural gas rate increase. Rate decisions typically take eleven months to decide. Of more immediate concern is PSE's request for an interim electrical rate increase of between 18% and 22%. Such interim rate increases can be decided and become effective almost immediately. The WUTC has twice previously rejected interim rate increase requests by PSE, and there is not yet any indication how this one will fare. An 18% to 22% electrical rate increase has not been foreseen in the 2002 Budget and would, if adopted, create the need for adjustments in the electrical budget line items in the street fund, the water fund, and facilities.

Mayor Tanner urged Councilmembers to review the proposed rate increase by PSE, because in the future, the administration may propose that the City actively oppose this increase.

## CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Minutes of November 26, 2001

Approval of Council minutes of November 26, 2001. Council concur.

CAG: 01-179, Airport Building Demolition, Wyndham Design

City Clerk reported bid opening on 11/21/2001 for CAG-01-179, Building Demolition (located at northwest corner of the airport); 13 bids; project estimate \$155,584; and submitted staff recommendation to award the contract to the low bidder, Wyndham Design, Inc., in the amount of \$71,133.44. Council concur.

Vacation: Lyons Ave NE  
ROW, Abney-Revard (VAC-  
01-006)

City Clerk submitted petition for street vacation for portion of unopened existing Lyons Ave. NE right-of-way, located south of NE 4th St.; petition received on 11/2/2001 from Abney-Revard, Inc. (VAC-01-006), accompanied by required fee. Refer to Planning/Building/Public Works Administrator for recommendations; set a public hearing on 1/7/2002 to consider the petition. (See later this page for resolution setting the public hearing.)

Technical Services: ROW  
Dedication, NE Sunset Bl &  
Anacortes Ave NE Intersection  
Improvement Project

Technical Services Division recommended Council acceptance of the right-of-way dedication for the NE Sunset Blvd. (SR-900) and Anacortes Ave. NE Intersection Improvement project in the amount of \$21,593. Council concur.

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

**OLD BUSINESS**  
**Finance Committee**  
Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 198815 – 199236 and two wire transfers totaling \$3,671,259.87; and approval of Payroll Vouchers 35265 – 35335 totaling \$76,809.58. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND  
RESOLUTIONS**

**Resolution #3544**  
Vacation: Lyons Ave NE  
ROW, Abney-Revard (VAC-  
01-006)

The following resolution was presented for reading and adoption:

A resolution was read setting a public hearing on January 7, 2002, for vacating a portion of the unopened, existing Lyons Ave. NE right-of-way, located south of NE 4th St. (Petitioner, Abney-Revard, Inc.; VAC-01-006). MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL APPROVE THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 12/10/2001 for second and final reading:

Finance: 2002 Property Tax  
Levy

An ordinance was read establishing the property tax levy for the year 2002 to be the lesser of the amount generated by a rate of \$3.27 per \$1,000 of assessed valuation, or \$18,158,514 for both general purposes and for voter approved bond issues. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.

Finance: 2002 Property Tax  
Collections (Not to Exceed  
4.9%)

An ordinance was read authorizing an increase not to exceed 4.9 percent in the regular property tax collections for the year 2002. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.

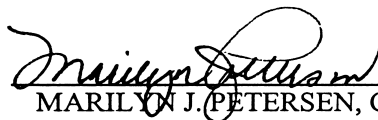
Finance: 2002 Property Tax  
Levy Limit Factor (106%)

An ordinance was read authorizing a one hundred six percent (106%) property tax levy limit factor for 2002 to protect the City's future property tax levy capacity. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.

Finance: 2002 Solid Waste  
Rates

An ordinance was read adding to and amending Sections 8-1-9.A, 8-1-9.B and 8-1-9.C of Chapter 1, Garbage, and Section 8-4-31.C.1 of Chapter 4, Water, of Title VIII (Health & Sanitation) of City Code related to year 2002 utility rates for all customer classes. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.

- Finance: 2002 Senior Center Facility Rental Fees      An ordinance was read increasing the 2002 Senior Center facility rental fees. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.
- Finance: 2002 Community Center Rates      An ordinance was read increasing the 2002 recreation fitness area rental and Community Center rates. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.
- Finance: 2002 Maplewood Golf Course Fees      An ordinance was read increasing certain 2002 golf course fees. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/10/2001. CARRIED.
- The following ordinances were presented for second and final reading and adoption:
- Ordinance #4926**      An ordinance was read providing for the 2001 Year-End Budget Adjustments in the amount of \$4,637,900. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.
- Budget: 2001 Year-End Budget Adjustments
- Ordinance #4927**      An ordinance was read amending Section 6-14-22 of Chapter 6, Litter, of Title VI, Police Regulations, of City Code by amending the penalties provision for first and subsequent offenses. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.
- Police: Litter Regulations Violations
- NEW BUSINESS**      Councilwoman Keolker-Wheeler reviewed the 2002 King County Comprehensive Plan amendment process schedule, and encouraged the administration to keep track of the process to make sure that the amendments do not negatively impact the City of Renton.
- King County: 2002 Comprehensive Plan
- ADJOURNMENT**      MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:37 p.m.



MARILYN J. PETERSEN, CMC, City Clerk